



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
CONSENT AGENDA
DECEMBER 11, 2019

11:00 A.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Steve Hausz, *Vice Chair*
Michael Drury
Wendy Edmunds
Ed Lenvik
Bill Mahan
Wayne Nemec
Robert Ooley
Julio J. Veyna

ADVISORY MEMBER: Dr. Michael Glassow

CITY COUNCIL LIAISON: Jason Dominguez

PLANNING COMMISSION LIAISON: Sheila Lodge

STAFF:

Tava Ostrenger, Assistant City Attorney
Irma Unzueta, Design Review Supervisor
Nicole Hernandez, Urban Historian
Pilar Plummer, Planning Technician
Heidi Reidel, Commission Secretary

Consent items are reviewed in a sequential manner as listed on the agenda. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced, the item will be moved to the end of the agenda.

The applicant's presence is suggested in order to respond to questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without advance notice, the item will be postponed indefinitely and will not be placed on the following Historic Landmarks Commission (HLC) agenda.

Actions on the Consent agenda are reported to the Full Commission at the 1:30 p.m. meeting on the same day. The Full Commission has the discretion to ratify or not ratify the Consent actions. The Consent agenda reviewing member of the HLC may refer items to the Full Commission for review.

PUBLIC COMMENT: The public is invited to comment on any item on the agenda. Speaker slips are available by the door and should be handed to staff before the agenda item begins. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to HLC Secretary, PO Box 1990, Santa Barbara, CA 93102-1990 or email to HLCSecretary@SantaBarbaraCA.gov. Please note that the Commission may not have time to review written comments received after 10 a.m. on the day of the meeting, however, it will be added to the project file and you are welcome to bring written correspondence to the meeting for distribution (provide 4 copies).

AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS: Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at SantaBarbaraCA.gov/HLC. Materials related to an item on this agenda submitted to the HLC after distribution of the agenda packet are available for public inspection in the Community Development Department at 630 Garden Street during normal business hours. Letters received and reports that are a public record and relate to an agenda item are also available for public inspection at the meeting.

PLANS & ADDITIONAL INFORMATION: If you have any questions or wish to review the plans, contact Pilar Plummer, HLC Planning Technician, at (805) 564-5470, ext. 2687 or email PPlummer@SantaBarbaraCA.gov.

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

NOTE: Agenda schedule is subject to change as cancellations occur.

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the HLC Secretary at (805) 564-5470, ext. 4572. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

APPEALS: Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street within 10 calendar days of the meeting at which the Commission took action or rendered its decision.

NOTICE: On Friday, December 6, 2019 this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at SantaBarbaraCA.gov/HLC.

PLEASE BE ADVISED

CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) they are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

NOTICE OF CASE NUMBER FORMAT CHANGE

The City has recently updated permit tracking software necessitating a change to the case number prefix from "MST" to "PLN."

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. 520 PLAZA RUBIO

Assessor's Parcel Number: 025-281-003
Zone: RS-15
Application Number: PLN2019-00420
Applicant: Peter & Molly Sorenson, Owners

(The Post-World War II, Spanish Colonial Revival style residence, designed by R. B. Nelson is a designated Structure of Merit. Proposal for minor improvements to the front façade of the residence, consisting of removing the existing double-hung bedroom window and grill facing Plaza Rubio Street and replacing with recessed French Doors and a wrought iron Juliet balcony. Improvements include revising the gable vent from circular louvered metal to a cruciform pattern of square stucco, and installing a recessed light fixture above the French Doors.)

Project Design Approval and Final Approval are requested. Neighborhood Preservation Ordinance and Structure of Merit findings are required. Project was last reviewed on November 27, 2019.

REVIEW AFTER FINAL APPROVAL**B. 651 PASEO NUEVO**

Assessor's Parcel Number: 037-400-002
Zone: C-G
Application Number: PLN2016-00464
Owner: I & G Direct Real Estate 3, LP
Applicant: Kristen Weidemann, CSM

(Proposal for renovation of Paseo Nuevo Shopping Center including the replacement of all existing paving, new hardscape elements, new paint on all existing building elevations, replacement of existing light fixtures and addition of new decorative pendant fixtures, patterned pole lights, and ambient lighting.)

Review After Final is requested for revisions to the Paseo Nuevo North Entry columns located off Canon Perdido Street, involving removing the two side columns, encasing the center column, and building the arches to span in a way that matches nearby conditions at Paseo 1. Revision includes a new raised planter added in the location of one of the removed columns. Project was last reviewed on October 30, 2019.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**C. 605 N MILPAS ST**

Assessor's Parcel Number: 031-181-011
Zone: C-G
Application Number: PLN2019-00471
Owner: Milpas Property, LLC
Applicant: Brian Launder, Sherry & Associates

(The Mission Revival style building, constructed in 1937 by architects Soule and Murphy is a designated Structure of Merit. Proposal for exterior improvements to the historic commercial building, including re-introducing a portion of the original plaster detailing at the front façade above the storefront, installing an Americans with Disabilities Act (ADA) compliant entry door and push button, and new storefront windows. Project includes site accessibility upgrades including re-configuring, re-surfacing and re-striping the existing parking lot, installing bike parking, a trash enclosure, and new ADA signage. An Alternative Landscape Design Waiver is requested for the as-built parking lot configuration and a Screening Waiver to allow for partial screening of waste and recycling receptacles.)

Project Design Approval and Final Approval are requested. Project requires an Alternative Landscape Design Waiver for the as-built parking lot configuration, and a Screening Waiver to allow for partial screening of waste and recycling receptacles. Structure of Merit findings are required.